

Staff Report



Zoning Case PD10-13 (St. Barnabas United Methodist Church)

City Council Meeting Date: 10-19-10

Document Being Considered: Ordinance

RECOMMENDATION

Approve an ordinance changing the zoning classification on property at 5011 West Pleasant Ridge Road from "R" (Single-family residential with a minimum lot size of 7,200 square feet) to "PD (Planned Development) for all "R" (Single-family residential with a minimum lot size of 7,200 square feet) uses plus a day care" with final development plan approval.

PRIOR BOARD OR COUNCIL ACTION

On August 4, 2010, the Planning and Zoning Commission recommended approval by a 7-0-0 vote

On October 12, 2010, City Council approved first reading by a 9-0-0 vote.

REQUEST

The applicant requests to change the zoning on approximately 7.839 acres from "R" (Single-family residential with a minimum lot size of 7,200 square feet) to "PD (Planned Development) for all "R" (Single-family residential with a minimum lot size of 7,200 square feet) uses plus a day care" with final development plan approval; addressed at 5011 West Pleasant Ridge Road; generally located north of West Pleasant Ridge Road and east of Little Road.

ANALYSIS

The primary use on the subject is a church. St. Barnabas United Methodist Church has been in operation at this location since January 2002. A permit to expand the structure was issued in 2008. During this time, an application for a Specific Use Permit was also requested to allow a day care to operate out of the church, but it was eventually withdrawn by the applicant.

Per Section 7-300 of the Zoning Ordinance, a day care is allowed at this location with the approval of a Specific Use Permit if the following conditions are met:

- 1) The building area is limited to no more than 6,500 square feet;
- 2) The building entrance and access shall be oriented away from residential uses on local streets unless no other access is possible;
- 3) State licensed capacity shall not exceed 140 individuals; and
- 4) Drop-off areas shall be designed so that there will be no vehicles stacking onto public streets.

The applicant's current request for a day care proposes to comply with all conditions listed above, with an exception to the building area. The church is proposing to allocate 20,620 of its existing 35,645 square foot structure towards the day care use. Since this exceeds the area that would be permitted with an approved SUP, the applicant is proposing to rezone the property to a planned development to allow for the addition of a day care within the existing structure.

The day care is proposed to have an expected occupancy not to exceed 125 children each day. The applicant has indicated that the hours of operation will be from Monday through Friday between 9:00 AM to 2:30 PM. There is one existing point of access to the site, from

West Pleasant Ridge Road. The drop off area for the children will be via the parking lot which is located on the north side of the existing structure, close to the building entrance for the day care. The parking lot currently accommodates 275 parking spaces. Additionally, there is one playground area located internal to the site. The playground is currently enclosed on all four sides by a four-foot tall chain link fence. However, due to Health Code guidelines, this fence will be required to be replaced with a six-foot tall chain link fence.

The subject site is surrounded by single-family residential to the north, east and south. A wireless telecommunication facility is located to the west.

No additional changes are being proposed to the site.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

Ordinance with Exhibits A and B
Development Plan (3 pages)
Case Information with P&Z Summary

Under separate cover:

None

Available in the City Secretary's office:

None

STAFF CONTACTS

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Ordinance No. _____

An ordinance changing the zoning classification on certain property known as 5011 West Pleasant Ridge Road to “PD (Planned Development) for all “R” (Single-family residential with a minimum lot size of 7,200 square feet) uses plus a day care” with Development Plan; amending the Zoning District Map accordingly; authorizing the building official to issue permits upon the effective date; providing for a fine of up to \$2,000.00 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date.

WHEREAS, after notice and public hearing the Planning and Zoning Commission heard zoning case PD10-13 and recommended approval of the zoning amendment on August 4, 2010; and

WHEREAS, after notice and public hearing, and upon consideration of the recommendation of the Commission and of all testimony and information submitted during the public hearing, the City Council has determined that it is in the best interest of the public and in support of the health, safety, morals, and general welfare of the citizens that the zoning amendment be approved. Now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

The zoning classification of certain property known as 5011 West Pleasant Ridge Road, described in Exhibit A, is hereby changed to “PD (Planned Development) for all “R” (Single-family residential with a minimum lot size of 7,200 square feet) uses plus a day care” with Development Plan, and the Zoning District Map shall be amended to reflect the zoning change made by this ordinance. Development and use of the property shall be in compliance with this ordinance and the attached Concept Brief.

2.

The Building Official is hereby authorized and directed to issue permits in compliance with this ordinance, including all exhibits attached to this ordinance, immediately after the effective date of this ordinance. In the event of a conflict between the provisions in Exhibit B and the provisions in any other exhibit, the provisions in Exhibit B control.

3.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand Dollars and No Cents (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

4.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

5.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

6.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

7.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

8.

The caption and penalty of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, Texas, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

9.

This ordinance shall become effective upon second publication.

PRESENTED AND GIVEN FIRST READING on the ____ day of ____, 2010 at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the ____ day of ____, 2010 by a vote of ____ayes and ____ nays at a regular meeting of the City Council of the City of Arlington, Texas.

ROBERT N. CLUCK, Mayor

ATTEST:

MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:
JAY DOEGEY, City Attorney

BY _____

EXHIBIT "A"

SITUATED in the City of Arlington, Tarrant County, Texas and being a tract of land out of the S.D. Kelly Survey, Abstract No. 916, said tract being all of Lot 1R1 of St. Barnabas Addition, an addition to the City of Arlington, Tarrant County, Texas according to the revised plat thereof recorded in Volume 388-213, Page 11, Map Records, Tarrant County, Texas, said tract being herein more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at the southwest property corner of the said Lot 1R1, said point also being the southeast property corner of Lot 2 of S.D. Kelly Subdivision, an addition to the City of Arlington, Tarrant County, Texas according to the plat as recorded in Volume 388-127, Page 17 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.);

THENCE, North $01^{\circ}23'42''$ West, along the westerly property line of the said Lot 1R1 and along the easterly property line of the said Lot 2, 582.53 feet to an iron rod found on the southerly property line of Block 2 of Morris Heights Addition, an addition to the City of Arlington Tarrant County, Texas according to the plat as recorded in Volume 388-195, Page 89 of the P.R.T.C.T.;

THENCE, South $89^{\circ}49'46''$ East, along the northerly property line of the said Lot 1R1 and along the southerly property line of the said Block 2, 590.35 feet to an iron rod found at the northeast property corner of the said Lot 1R1;

THENCE, South $00^{\circ}34'16''$ East, along the easterly property line of the said Lot 1R1 and along the westerly property line of Santa Fe Springs Estates, being an addition to the City of Arlington according to the plat as recorded in Cabinet A, Slide 1211 of the P.R.T.C.T., 582.83 feet to an iron rod found on the existing northerly right-of-way line of West Pleasant Ridge Road;

THENCE, North $89^{\circ}47'00''$ West, along the southerly property line of the said Lot 1R1 and along the said right-of-way line, 581.98 feet to the POINT OF BEGINNING and containing 7.8390 acres of land;

AND being generally north of West Pleasant Ridge Road and east of Little Road with the approximate address being 5011 West Pleasant Ridge Road.

PD10-13
EXHIBIT “B”

1. The zoning of this site is “PD (Planned Development) for all “R” (Single-family residential with a minimum lot size of 7,200 square feet) uses plus a day care” with final development plan approval.
2. The day care will occupy approximately 20,620 square feet of the existing structure.
3. The day care will operate Monday through Friday between the hours of 9:00 a.m. and 2:30 p.m.
4. There is one point of access to the site from West Pleasant Ridge Road.
5. State licensed capacity shall not exceed 140 individuals.
6. The drop-off area will be via the parking lot located on the north side of the existing structure, which will prevent vehicles from stacking onto public streets.
7. Use and development of the property must be in compliance with the attached development plan (three pages).
8. In the event of a conflict between the provisions in this Exhibit B and any other exhibits to this ordinance, the provisions of Exhibit B shall control.



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FOR CONSTRUCTION



AUG. 15, 2008

ST. BARNABAS
UNITED METHODIST CHURCH
PHASE 1B - CLASSROOM ADDITION

5011 W. PLEASANT RIDGE ROAD
ARLINGTON - TEXAS - 76016

DIRECTOR: RAJ
DESIGNER: NM
PROJ. COOR.: AM
DRAWN BY: AM

SHEET TITLE
SITE PLAN
CODE INFORMATION

SITE PLAN

06/20/08 CITY PERMIT SUBMITTAL
08/15/08 CITY COMMENTS

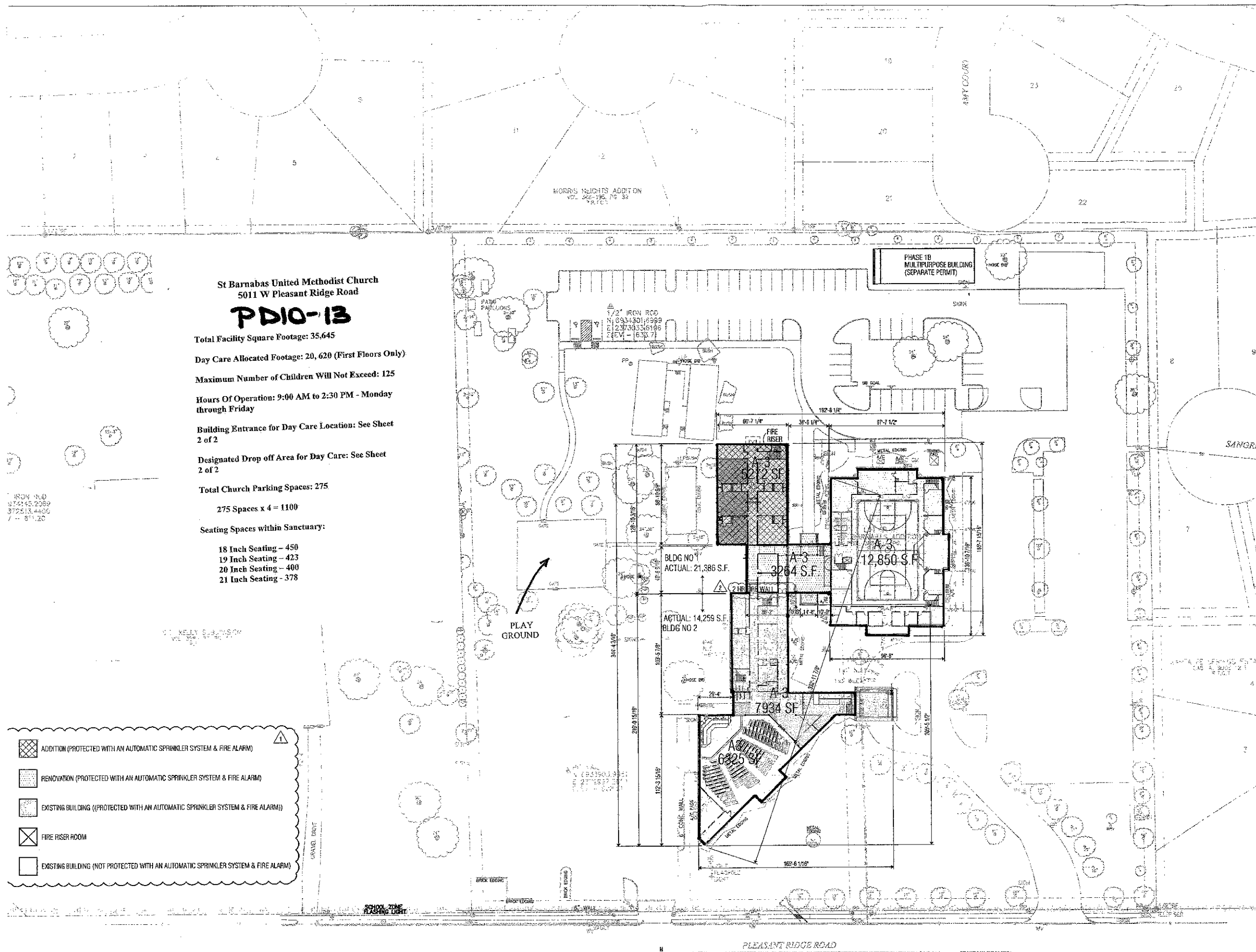
PROJECT NO.
2401.01

SHEET NO.

A1.00

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PD10-13
1 OF 3



St Barnabas United Methodist Church
5011 W Pleasant Ridge Road
PD10-13
Total Facility Square Footage: 35,645
Day Care Allocated Footage: 20,620 (First Floors Only)
Maximum Number of Children Will Not Exceed: 125
Hours Of Operation: 9:00 AM to 2:30 PM - Monday through Friday
Building Entrance for Day Care Location: See Sheet 2 of 2
Designated Drop off Area for Day Care: See Sheet 2 of 2
Total Church Parking Spaces: 275
275 Spaces x 4 = 1100
Seating Spaces within Sanctuary:
18 Inch Seating - 450
19 Inch Seating - 423
20 Inch Seating - 400
21 Inch Seating - 378

- ADDITION (PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM & FIRE ALARM)
- RENOVATION (PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM & FIRE ALARM)
- EXISTING BUILDING (PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM & FIRE ALARM)
- FIRE RISER ROOM
- EXISTING BUILDING (NOT PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM & FIRE ALARM)

1 SITE PLAN - ST. BARNABAS UNITED METHODIST CHURCH
SCALE: 1"=30'-0"

LANT LEGEND

Common Name and Symbol	Scientific Name	Root Cond.	Size/Remarks
Shade Trees			
Shawnee Red Oak	<i>Quercus shumardii</i>	CONT.	3" caliper, as shown 10-12' H., 4-6' Spread
Ornamental Trees			
Texas Red Magnolia	<i>Magnolia grandiflora</i> "Southern Charm"	CONT.	3" caliper, as shown 10-12' H., 4-6' Spread
Turfgrass			
Common Bermuda	<i>Cynodon dactylon</i>	SOD	

NTING NOTES

1. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF ARLINGTON ORDINANCES.
2. PLANTS SHALL BE NURSERY GROWN, REFER TO PLANT LIST FOR QUANTITIES AND SPECIFICATIONS.
3. TREES SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
4. SITE SHALL BE FINE GRADED PRIOR TO ANY PLANT INSTALLATION. ANY AREAS DISTURBED BY PLANTING SHALL BE REGRADED AND SMOOTHED PRIOR TO GRASS PLANTING.
5. CONTRACTOR SHALL FLAG UNDERGROUND UTILITY LOCATIONS AND MAINTAIN THESE LOCATIONS UNTIL ALL TREE LOCATIONS ARE APPROVED, AND PLANT PITS EXCAVATED.
6. OWNER OR OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO PLANTING.
7. TREE SUBSTITUTIONS, SPECIES OR SIZE, WILL BE ACCEPTED WITHOUT THE PRIOR APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
8. TREES SHALL BE PLANTED PER DET. 3/11/02
9. CONTRACTOR SHALL ESTABLISH GRASS ON ALL AREAS DISTURBED BY CONSTRUCTION, AS SPECIFIED.

ES FOR CONTRACTOR

1. FLAGGING: TREES TO BE PRESERVED THAT ARE ADJACENT TO CONSTRUCTION SHALL BE FLAGGED WITH BRIGHTLY COLORED TAPE WRAPPED AROUND THE MAIN TRUNK.
2. PROTECTION FENCING: PRESERVED TREES, AS SPECIFIED ABOVE, SHALL HAVE PROTECTIVE FENCING LOCATED APPROXIMATELY AT THE TREE'S DROP LINE PRIOR TO BEGINNING OF CONSTRUCTION.
3. FILL: MINIMUM OF 75% OF THE CRITICAL ROOT ZONE WITHIN COP MUST BE PRESERVED AT NATURAL GRADE WITH NATURAL NO COVER. NO DISTURBANCE OF THE SOIL GREATER THAN 12" CAN BE LOCATED CLOSER TO THE TREE TRUNK THAN THE DISTANCE TO THE DROP LINE.
4. TRENCHING: DESIGN AND TRENCHING FOR IRRIGATION SYSTEM SHALL NOT BE THE CRITICAL ROOT ZONES OF PRESERVED TREES. THE TRENCHES SHOULD BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONE AND DESIGNED TO THROW WATER INTO THE CRITICAL ROOT ZONE. ANY TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE SHALL BE DONE BY HAND AND ENTER THE AREA IN A RADIAL MANNER, AS IN A BICYCLE SPOKE CONFIGURATION.
5. GRASS PLANTING: GRASS SHALL BE PLANTED AND ESTABLISHED OVER ANY AREAS DISTURBED BY CONSTRUCTION. THE GRASS LIMITS LINES SHOWN ARE ABSOLUTE. TURFGRASS PLANTING SHALL TAKE PLACE BEYOND LIMITS IF THE AREA IS DISTURBED.

DSCAPE ORDINANCE NOTES

3E NOTES DO NOT APPLY TO THE CONTRACTOR.

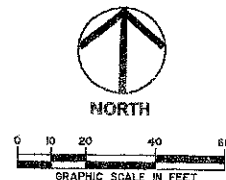
1. LANDSCAPE SETBACKS: PLEASANT RIDGE ROAD - 672 LF R.O.W./35 LF = 17 TREES REQUIRED. (MET BY EXISTING LANDSCAPING)
2. DRIVING LOT SCREENING FROM PUBLIC STREETS: PARKING LOTS FROM PLEASANT RIDGE ROAD ARE CURRENTLY SCREENED THROUGH THE USE OF EXISTING SHRUBS.
3. ADDITIONAL BUFFERS: EXISTING TRANSITIONAL BUFFERS WILL MEET REQUIREMENTS.
4. DATE LANDSCAPING INTERNAL TO PARKING TO MEET NEW REQUIREMENTS: 1. IN EXISTING PARKING SPACES/ROW = 20 LANDSCAPED AREAS REQUIRED (162 SF/AREA) 2. 1 TREE PER LANDSCAPED AREA = 20 TREES REQUIRED 3. REQUIRED LANDSCAPE AREA - EXISTING LANDSCAPED AREA = 2 EXTRA TREES REQUIRED
5. ADDITIONAL REQUIRED TREES DUE TO OVERPARKING: 1. ADDITIONAL TREES REQUIRED DUE TO OVERPARKING DOES NOT APPLY TO CHURCHES.
6. EXISTING TREES AND SHRUBS: EXISTING TREES AND SHRUBS ARE LOCATED THROUGHOUT SITE FROM ORIGINAL CONSTRUCTION. THE EXISTING TREES AND SHRUBS MEET THE MAJORITY OF THE LANDSCAPE ORDINANCE REQUIREMENTS. DEFICIENCIES WILL BE CORRECTED WITH THIS PROJECT.
7. VISIBILITY TRIANGLES: 1. TWO (2) HIGH USAGE DRIVEWAYS AT PLEASANT RIDGE ROAD THAT REQUIRE 8' x 10' VISIBILITY TRIANGLES.
8. MAINTENANCE AND IRRIGATION: 1. ALL REQUIRED LANDSCAPING WILL BE IRRIGATED WITH AN UNDERGROUND SYSTEM EQUIPPED WITH RAIN & FREEZE SENSORS AS REQUIRED BY THE ORDINANCE. 2. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPE MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.

MORRIS HEIGHTS ADDITION
VOL. 388-195, PG. 89
P.R.T.C.T.

Zoned R

EXISTING UTILITIES
CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL 817-TESS, 1-800-368-TESS.

SSMH
TOP = 611.34
E = 604.88



Zoned R

ST. BARNABAS
UNITED METHODIST CHURCH
PHASE 1B

5011 W. PLEASANT RIDGE ROAD
ARLINGTON - TEXAS - 76016

DIRECTOR: RAJ
DESIGNER: JW
PROJ. COOR.: HER/AM
DRAWN BY: JW

SHEET TITLE
LANDSCAPE
PLAN

ISSUE DATE
JANUARY 24, 2008

REVISIONS
CITY PERMIT SUBMITTAL
JUNE 20, 2008

PROJECT NO.
2401.01

SHEET NO.
L1.01

PD10-13
2 OF 3

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ST. BARNABAS
UNITED METHODIST CHURCH
PHASE 1B - CLASSROOM ADDITION
5011 W. PLEASANT RIDGE ROAD
ARLINGTON - TEXAS - 76016

DIRECTOR PROJ. COOR.
RAJ AM
DESIGNER DRAWN BY
NM VLK

SHEET TITLE
EXTERIOR ELEVATIONS

ISSUE DATE
JANUARY 24, 2008

REVISIONS
02/20/08 CITY PERMIT SUBMITTAL

REV. SITE PLAN APP.

PROJECT NO.
2401.01

SHEET NO.
A3.01

PD10-13
30F3

EXTERIOR ELEVATION NOTES

- VERIFY MOUNTING HEIGHTS OF ALL ELECTRICAL AND MECHANICAL DEVICES ON EXTERIOR OF BUILDING PRIOR TO CONSTRUCTION.
- REFER TO DETAILS 5/AS.01 FOR TYPICAL LOOSE LINTELS - REF. STRUCTURE FOR MAXIMUM SPAN & BEARING REQUIREMENTS.

EXT. ELEV. LEGEND

- DS DOWNSPOUT
- CJ CONTROL JOINT, REF. 5/AS.01
- EJ EXPANSION JOINT, REF. 5/AS.01
- A ALUMINUM STOREFRONT, REF. SHEET A7.01

NORTH ELEVATION-CLASSROOM ADDITION

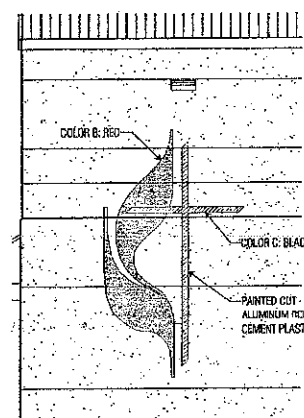
SCALE: 1/8"=1'-0"

EAST ELEVATION-CLASSROOM ADDITION

SCALE: 1/8"=1'-0"

WEST ELEVATION-CLASSROOM ADDITION

SCALE: 1/8"=1'-0"



ENLARGED LOGO

SCALE: 1/4"=1'-0"

5 LOOSE LINTEL DETAIL, TYPICAL

SCALE: 1 1/2"=1'-0"

6 TYP. CONTROL JOINT

SCALE: 1 1/2"=1'-0"

7 SOUTH ELEVATION-CLASSROOM ADDITION

SCALE: 1/8"=1'-0"

Case Information



Applicant/Owner: St. Barnabas United Methodist Church represented by Elmer Jewell

Sector Plan: West

Council District: 4

Allowable Uses: All uses in "R" zoning as itemized in Attachment B plus a day care

Development History: The subject site is currently platted and commonly known as Lot 1R1 of the St. Barnabas Addition.

Previous zoning cases in the general vicinity in the past five years include:

Case No.	Location	Request	Disposition
PD08-21	West	"R" to "PD-LS" plus fuel service station with concept brief approval	Denied
PD08-6	West	"R" to "PD-R" plus day care with concept brief approval	Approved
PD08-2	North	"R" to "PD-R" plus day care with concept brief approval	Withdrawn
SLP07-6	North	Substitute Landscape	Withdrawn

Transportation: The proposed development has access from West Pleasant Ridge Road.

Thoroughfare	Existing	Proposed
West Pleasant Ridge Road	90-foot, 4-lane divided minor arterial	90-foot, 4-lane undivided minor arterial

Case Information



Traffic Impact:	Based on the proposed number of students (125), the change in zoning will increase the average daily trips by 250, with an addition of 125 trips during the a.m. peak hours (from 154 trips) and 125 trips during p.m. peak hours (from 170 trips). The additional trips will not significantly impact the adjacent roadway system.
Water & Sewer:	Water and sewer are available in West Pleasant Ridge Road.
Drainage:	The site is located within the Rush Creek drainage basin and is not located within the FEMA floodplain. No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.
Fire:	Fire Station Number 7, located at 5601 Ronny Snow Drive, provides protection to this site. The estimated fire response time is 1.51 minutes, which is in keeping with recommended standards.
School District:	This property is located in the jurisdiction of the Arlington Independent School District (AISD). The AISD did not indicate that the proposal will have any impact to AISD.
Notices Sent:	
Neighborhood Associations:	Arlington C of C Downtown Develop. Arlington Neighborhood Council East Arlington Review Southeast Arlington Community Alliance WeCan (West Citizen Action Network) Bay Springs HOA Eagle Chase Subdivision Hidden Creek Neighborhood Subdivision Hilldale-Mintwood Kingswick on Patrol Crime Watch Williams Place Addition William Bend/Thousand Oaks Additions
Property Owners:	46
Letters of Support:	0
Letter of Opposition:	0

PLANNING AND ZONING COMMISSION SUMMARY:

Public Hearing: August 4, 2010

Zoning Case PD10-13 (St. Barnabas United Methodist Church – 5011 West Pleasant Ridge Road)

Application to change the zoning on approximately 7.839 acres from "R" (Single family residential with a minimum lot size of 7,200 square feet) to "PD (Planned Development) for all "R" (Single family residential with a minimum lot size of 7,200 square feet) uses plus a day care" with final development plan approval; 5011 West Pleasant Ridge Road generally located north of West Pleasant Ridge Road and east of Little Road

Case Information



Sharon Hurd, Planning Project Manager I, presented this case.

Present to speak in support of this case was Cathy Smith 5011 W. Pleasant Ridge Road. She stated they would like extend the pre-school mother's day program; they have had this program since 2001 and asked for a two day extension to this program. She stated that in the 9 years that they have had this program, they have not seen any traffic issues and they took in consideration the surrounding areas, Martin High School students are let in and out before their students. She also stated that they have complied with all the city codes and are in process of repairing the fence, which they were given 30 days to comply.

Present to go on record in support of this case was William Zacharias 4704 Safe Harbour Drive.

Present to go on record in support of this case was Robert Reed 3505 Walden.

Present to go on record in support of this case was David Wilson 2724 Hilldale Blvd.

Chair Vandergriff asked for a motion from the Commission. Commissioner Vinyard made a motion to approve. Seconded by Commissioner Hill, the motion carried with a vote of 7-0-0.

APPROVED

Itemized Allowable Uses



Allowable Uses:

"R" (Single family residential with a minimum lot size of 7,200 square feet)

Permitted - Single family detached dwelling on minimum 7,200 square foot lots, church, government facility, public or private school, public park, playground or golf course, family home, personal care facility with maximum of six residents, foster family home, foster group home, transit passenger shelter, utility lines, towers or metering station, accessory garage-private, and accessory swimming pool-private.

Specific Use Permit (SUP) - College, university or seminary, day care facility, philanthropic institution, country club with golf course, yacht club or marina, bed and breakfast inn, personal care facility with seven or more residents, airport, heliport or landing field, accessory community center-private and gas drilling.

Special Exception (SE) - Temporary asphalt or concrete batch plant and temporary sand or gravel extraction.

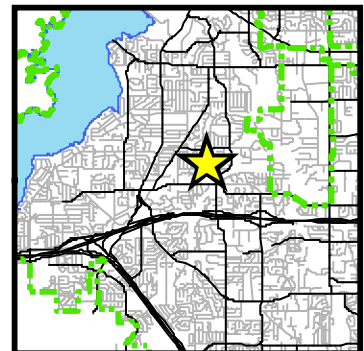
Conditions (C) – Temporary construction field office, temporary construction storage yard, temporary real estate sales office, wireless telecommunication facilities, accessory building, secondary living unit, customarily incidental use.



**LOCATION MAP
PD10-13**

"R" TO "PD"

7.839 ACRES



PD10-13

"R" to "PD-R" plus a day care

North of West Pleasant Ridge Road and east of Little Road



View of church from the parking lot located along the northern portion of the subject site. View south.



View of existing playground area located on the west side of the church. View southwest.



View from subject site across West Pleasant Ridge toward existing residential subdivision. View south.



View of adjacent utility substation and wireless telecommunication facility located west of subject site. View northwest.